

February 28, 2025

PROJECT NAME: BIANCULLI POOL/POOL DECK

PROJECT NUMBER: 2025020044

APPLICATION: DRC WAIVER REQUEST #32496

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Parcel #35351-029-00. Proposed Pool. Marion County Utilities service area. Parcel not currently connected to water/ sewer. No utilities flows proposed on the application.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious coverage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.  
The applicant owns a 3.41-acre parcel (PID 35351-029-00) and according to the MCPA, there is approximately 26,290 sf existing impervious area on-site. The applicant is proposing to add 825 sf for a pool+ deck. The total existing and proposed impervious area is 27,115 sf. The site will be approximately 4,835 sf over the allowed 15% lot coverage (22,280 sf) per the Westbury Subdivision. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property.



Marion County  
Board of County Commissioners  
Office of the County Engineer  
412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8086  
Fax: 352-671-8687

AR 32496

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 6 FEB 2025 Parcel Number(s): 35351-029-00 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: BIANCULLI POOL/POOL DECK Commercial  Residential   
Subdivision Name (if applicable): WESTBURY  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot 29,30 Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): RICHARD BIANCULLI DocuSigned by: RICHARD BIANCULLI  
Signature: \_\_\_\_\_  
Mailing Address: 3080 SW 53RD STREET City: OCALA  
State: FL Zip Code: 34471 Phone # 352-615-0425  
Email address: RBIANCULLI@RICHMONDHILLCP.COM

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): A QUALITY POOLS Contact Name: ANTHONY WATTS  
Mailing Address: PO BOX 2754 City: OCALA  
State: FL Zip Code: 34478 Phone # 607-624-6690  
Email address: ANTHONY@FLPOOLPROZ.COM

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_  
Reason/Justification for Request (be specific): Contractor requests review of impervious sq ft amount.  
POOL AND POOL DECK WILL ONLY BE 825 SQ FT. SMALL POOL AND POOL DECK FOR HOW LARGE  
THE PROPERTY IS.

**DEVELOPMENT REVIEW USE:**

Received By: RICHARD BIANCULLI Date Processed: 2/19/25 BM Project # 2025020044 AR # 32496  
Email 2/12/25

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_

